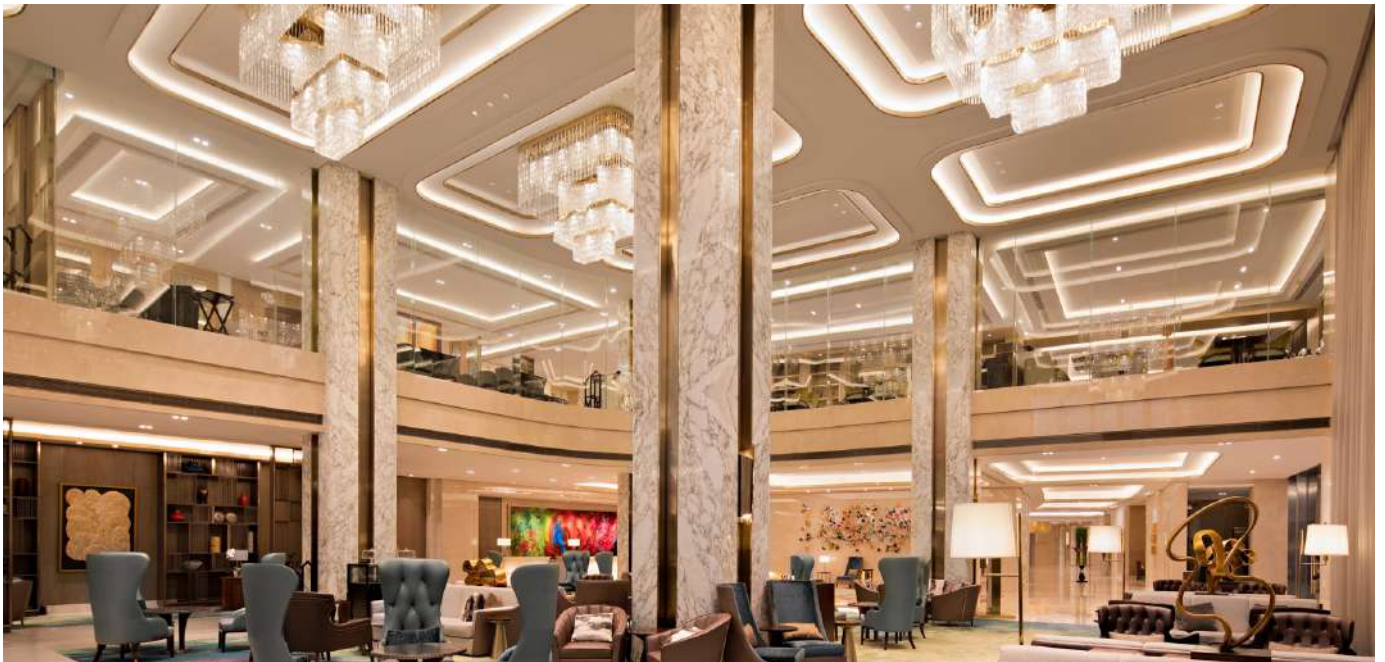


Case Study - InterContinental Jakarta Pondok Indah

USG BORAL DRYWALL INNOVATION SOLVES ACOUSTIC CHALLENGES



Luxury hotel and serviced accommodation soaring high over Pondok Indah’s premium shopping and business district

Project	InterContinental Jakarta Pondok Indah https://www.jakartapondokindah.intercontinental.com
Location	Jakarta, Indonesia
Architect	Perentjana Djaja and Hirsch/Bedner Associates http://perentjanadjaja.co.id/
Developer	Metropolitan Kentjana
Main Contractors	Berca Buana Sakti & Jaya Konstruksi Manggala Pratama
Sub-contractors	Tritunggal Prima, Anugrah Sukses Mandiri and Citra Pratama
Year	2019
Products	USG Boral Soundstop™, Impactstop™, EasyFinish™ and DUROCK®

Jakarta’s newest InterContinental luxury hotel opened in the heart of South Jakarta in 2018. Offering 311 luxurious hotel rooms and suites over 27 floors in one elegant tower and 310 serviced apartments in another, the property is complete with large conference and banqueting facilities spread across three levels, two restaurants and bars. Adjacent to the Pondok Indah Mall, it is also just minutes away from the world-class Pondok Indah Golf Course.

Drywall Meets Acoustic Requirements



Hotel developer Metropolitan Kentjana was facing some challenges meeting with the operator's requirements for acoustics in 5-star accommodation. Traditional brickwall construction was not providing the performance demanded by InterContinental, and USG Boral was asked in to help.

USG Boral recommended to use drywall system for all internal partitions. The final decision was to construct all room partitions with drywall; corridor and bathrooms using wall lining system (light-weight brick system with one-side gypsum partition with metal frame).



Although lighter weight than brickwork, drywall partitions can be specified to meet the most demanding requirements for acoustic performance, fire and moisture resistance. Technical plasterboards with specific qualities – all tested to high international standards – can be affixed, sometimes in multiple layers, to steel studs. For example, a partition in a hotel bedroom can have sound resistant plasterboard such as Soundstop™ on the sleeping side and moisture-resistant plasterboard on the bathroom side. Walls between rooms and hallways can also be specified for higher acoustic performance, plus high-impact resistance along the corridor side where people walk with luggage. Fire-resistant plasterboard was used to achieve fire rating requirements of 2 hours.

The practical and cost advantages of drywall are that it is faster to install than brickwall, easier and safer to haul up on high-rise building sites and involves less effort to finish ready for decoration.

Solving Difficult Challenges



Another solution for improving acoustics was the use of a twin stud system without brackets between the studs, which helps prevent sound travelling between rooms. USG Boral also showed how services could be conducted vertically from the ceilings without needing to penetrate the walls – which also provides better sound insulation.

By building mock-up partitions in the developer's office, the USG Boral engineering team managed to demonstrate different performances of drywall systems in various areas of the hotel and apartment towers.

One special challenge was the hotel's sumptuous sauna room which features curved walls and ceilings. USG Boral's engineers recommended DUROCK® for its ability to resist moisture and prevent heat transfer to other rooms – plus the ease with which it can be installed to create a rounded surface ready for tiling.

The Future is Drywall



As the developer and contractors were new to drywall construction, having only used it for ceilings, they were initially cautious. USG Boral supported them from the early stages with advice and specifications. Throughout the construction period, USG Boral conducted weekly site visits and training of workers in the safe and correct use of all products.

As a result of the success of this project, the developer is specifying drywall construction in future projects. USG Boral has also won the right to supply the Pondok Indah Mall and Office Tower 3, an expansion which will make it the largest shopping centre in South Jakarta.

PRODUCT INFORMATION

See www.usgboral.com/hotelsystems
for the most up-to-date product information.



SALES & TECHNICAL INQUIRIES

HOTLINE (WA/CALL) : 021 - 797 7777

There are many variables that can influence construction projects, which affect whether a particular construction technique is appropriate. Before proceeding with any project, we recommend you obtain professional advice to ascertain the appropriate construction techniques to suit the particular circumstances of your project. We recommend you use qualified tradespersons to install this system.

The technical information contained in this manual was correct at the time of printing. Building systems, details and product availability are, however, subject to change. To ensure the information you are using is current, USG Boral recommends you review the latest building information available on the USG Boral website.

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